

**VILLAGE OF BARRINGTON HILLS
PLAN COMMISSION SPECIAL MEETING
AUGUST 29, 2005**

A Special Meeting of the Barrington Hills Plan Commission was called to order by Chairman Bosworth at 7:45 p.m.

Plan Commissioners Present: Kenneth W. Bosworth, Chairman
Peter A. Grande
Patrick J. Hennelly
Lou Anne Majewski
Joseph S. Messer
Thomas Roeser
David M. Stieper

Absent: James J. O'Donnell
Michael Schmechtig

The Attendance Sheet is attached and made part of these Minutes.

COMPREHENSIVE PLAN REVISION: Trustee Steven Knoop began the presentation with a review of area land uses that he became familiar with as part of his responsibilities as Trustee. Two areas of specific focus by Trustee Knoop were the Southeast Area of the Village at the intersection of State Routes 59 and 72 and the second being the Northwest Area of the Village that is east of the Fox River between the Villages of Algonquin and Fox River Grove. He also explained to the Commission the actions taken by the Board of Trustees regarding the annexation agreement for Country Creek Subdivision and how the residential density of that development provides a transition between the land use patterns of Barrington Hills and other jurisdictions in the area.

Lee Brown of Teska Associates, Inc., utilizing aerial photographs and other geographical references, presented a detailed portrait of the Southeast Area. The subsequent discussion between Mr. Brown and the Commissioners identified traditional boundaries between different land uses and, in this instance, the proximity of the Forest Preserve and the EJ&E Railroad. Other land features that were of concern to the Commission were traffic patterns and surface water management for both storm and sanitary purposes.

A land use concept plan was presented by Mr. Brown of a development pattern referred to as "The Stables of Barrington Hills." This development contained management practices that, in the opinion of Mr. Brown, would provide for the protection of those features and uses of concern to the Village. Some of the techniques and land patterns would need to be included in the revised Comprehensive Plan.

Resolution: Commissioner Messer presented the following Resolution, seconded by Commissioner Roeser, as restated by Chairman Bosworth:

Resolved, the Plan Commission of Barrington Hills recommend that the Village Board of Barrington Hills conduct public hearings to consider an amendment to the existing Comprehensive Plan of the Village of Barrington Hills which would permit commercial and residential uses of less than 5 acres for the parcel of land, a portion of which is in the Village of Barrington Hills bounded by State Route 59 on the east, Higgins Road on the south, and the EJ&E Railroad on the northwest. This recommendation is being done in recognition of the character of the property, its proximity to surrounding commercial development by neighboring suburbs and its separation from the main core of the Village of Barrington Hills by a large acreage of the Cook County Forest Preserve.

The motion was carried unanimously by voice vote.

Mr. Brown, with aerial photographs and other geographical references, illustrated the characteristics and pattern of development in the Northwest Area of the Village. He identified the configurations of the existing platted lots, the municipal boundaries, roadway networks, traffic patterns, landscaping, and the influence of the Fox River on the boundary for this area.

A discussion between Mr. Brown and the Commissioners followed regarding the concerns for the management of surface water for both storm and sanitary purposes. Also discussed was the reliance of this area on individual shallow wells for potable water supplies and the dependence on adjoining wetlands. The roadway network was described as having a surface width suitable for the existing patterns of development and enabled roadside vegetation to contribute to the character of the existing development.

Mr. Brown identified transitional patterns of land use between different residential densities. Specific techniques, according to Mr. Brown, for managing developments with transitional features between densities would need to be referenced as a revision to the Comprehensive Plan and include changes in the Subdivision Ordinance.

Resolution: Commissioner Hennelly presented the following Resolution, seconded by Commissioner Messer, as restated by Chairman Bosworth:

Resolved, the Plan Commission of Barrington Hills recommend that the Village of Barrington Hills conduct public hearings to consider the amendment to the existing Comprehensive Plan of the Village of Barrington Hills to allow the planning of the "Duda Properties" which would allow lots of size of less than 5 acres, but an overall density of 5 acres per lot. This recommendation is being done in recognition of the unique nature of this property including, but not limited to the

environmental conditions thereof consisting of wetlands and large stands of trees. The plan for the property should strive to protect the large stands of trees and the existing wetlands. In addition, this plan should also preserve the character of Barrington Hills and prevent the overuse of the existing aquifers.

The motion was carried unanimously by voice vote.

There being no further business, the meeting was adjourned at 10:20 p.m. after being so moved and seconded.

Respectfully submitted,

Lou Anne Majewski
Recording Secretary

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